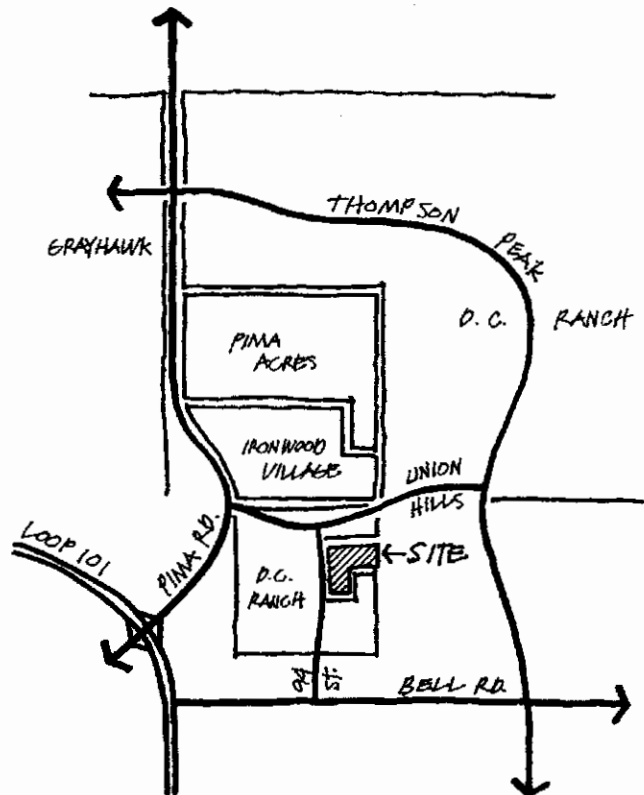


## LOCATION.

The subject property is located approximately one-half mile north of Bell Road on the east side of 94<sup>th</sup> Street [currently under construction]. The property is approximately 25.7 acres in size and could be characterized as an "in-fill" property. The properties that surround this application have all been platted for R1-7 single family homes as a part of the DC Ranch master planned community. This site has been a long-time "out" parcel from the original DC Ranch ownership. The northern portion of the subject site has an existing Use Permit for a church and associated school development.

## LOCATION MAP.

No Scale.



## INTRODUCTION.

The subject site is currently undeveloped and surrounded on all edges with some form of planned single family residential neighborhoods. The planning team proposes to develop the property as an R1-10 neighborhood which is less dense than the surrounding projects and is also in conformance with the City's General Plan "Suburban Neighborhood" designation. The project would be developed by local Scottsdale luxury home builder, Monterey Homes Luxury Communities.

## **REQUEST.**

The planning team and applicant propose to rezone the site from R1-35 ESL [Single Family Residential – Environmentally Sensitive Lands] to R1-10 ESL [Single Family Residential – Environmentally Sensitive Lands]. Community benefits for the proposed rezoning include:

- The proposed R1-10 zoning is consistent with the General Plan Land Use Element which indicates a permitted density of up to 8 units per acre – THIS PROPOSAL IS FOR  $\pm 2.0$  UNITS PER ACRE.
- The proposed request is consistent with the Character Element of the General Plan – "Suburban Neighborhoods".
- The proposed request complements and is consistent with approved, platted higher density, R1-7 single family projects that surround the subject property on ALL sides.
- The zone change does not impact the ability of the builder to meet or exceed all aspects of the recently revised Environmentally Sensitive Lands ordinance.

## **SITE CONDITIONS.**

Topography. The Summers property is characterized by gently sloping terrain which falls from the north to the south at approximately 2-5% gradient. The mean elevation of the site is approximately 1630 feet.

ESL Landform. The Summers property lies within the Lower Desert landform of the City's Environmentally Sensitive Lands [ESL] district.

Natural Area Open Space [NAOS]. The project civil engineering consultant, SKG Enterprises, Inc. prepared a thorough slope analysis for the site. The result of the slope analysis [submitted under separate cover] is that a minimum of 21.8 % of the site, or 5.6 acres is required to be set aside as NAOS.

Drainage. Two small wash corridors are present on the site. The washes have been cut off from local flows by a regional storm water management corridor just to the east of the Summers site. Although significant storm water flows have been intercepted by this regional facility, the most significant vegetation is found in close proximity to these washes. Please refer to Preliminary Drainage Report prepared by SKG Enterprises, Inc. At the time of this report, no application to the Army Corp of Engineers has been made regarding 404 permits.

Vegetation. The Summers Property is generally open grass land due to historical livestock grazing that occurred previously in the area. The most significant concentrations of large native trees and cactus are found along the two washes described above.

## **SURROUNDING LAND USES.**

Existing Land Uses. Currently, the majority of development activity adjacent to the site is a variety of approved, soon to be constructed, higher density R1-7 single family housing being developed as a part of the DC Ranch master planned community. Builders including Maracay Homes and Monterey Homes have already begun construction on surrounding sites. Existing land uses adjacent to the Summers Property are as follows:

Location	Zoning	Units / Acre	Current Use / Status
- North	R1-7 ESL	3.3 U/A	DC Ranch Parcel [Final Platted]
- East	R1-7 ESL	N.A.	Toll Brothers Land [In preliminary plat]
- South	R1-7 ESL	2.3 U/A	DC Ranch Parcel [Final Platted]
- West	R1-7 ESL	3.6 U/A	DC Ranch Parcel [Final Platted]
- West	R1-7 ESL	4.3 U/A	DC Ranch Parcel [Final Platted]

***It is important to note that the City did NOT require the neighboring DC Ranch parcels to provide any open space buffering or land use transition adjacent to this property on the City approved plats. Thus, adjacent lots have been platted without any buffering. Any buffering must be accomplished on the subject property.***

Existing Zoning. The site is currently zoned R1-35 ESL [Single Family Residential – Environmentally Sensitive Lands].

General Plan – Land Use Element. The City's General Plan indicates "Suburban Neighborhoods" as the preferred land use for the subject site. This designation indicates an appropriate residential density range of 1-8 units per acre [25 to 203 units on this site] which is consistent and compatible with the proposed zoning request of approximately 2.0 units per acre [51 units].

Scottsdale Airport. According to information provided by the City of Scottsdale – Aviation Division, the Summers property is located within the AC-1 zone related to the Scottsdale Airport. This "Airport Influence Area" ONLY requires disclosure to perspective home buyers. According to the City's information, the AC-1 area is NOT a noise sensitive zone requiring sound mitigation. Based on this, no special noise attenuation measures are required of the home builder. However, Monterey Homes has committed to include additional noise mitigation features in each home [see below].

## **PROPOSED DEVELOPMENT PLAN.**

Scottsdale home builder, Monterey Homes, proposes to develop a small enclave of approximately 51 semi-custom homes on the Summers property. The home sites are approximately 80' wide by 130' deep [10,000 square feet] and have been planned to maximize the relationship of homes to the proposed NAOS areas and washes present on site. Unlike the adjacent City approved subdivisions, the proposed site plan has been planned so that all home sites abut open space. Other site planning criteria includes:

- The homes have been clustered in a manner that preserves the primary natural site features.
- A significant portion of the site [31.5 %] is being proposed as open space. This is nearly 45% more open than required.
- Preservation of the two existing wash corridors and associated vegetation.

- Provision of streetscape setback along 94<sup>th</sup> Street.
- Orient all lots towards open space and NAOS areas of the site.
- Maximize views toward the McDowell Mountains.
- Provide common area amenity such as a pocket park and trail connections.
- Minimize west facing rear yards to mitigate undesirable solar orientation.
- Design street patterns with calm traffic measures [cul-de-sacs, curvilinear streets, etc.].

Development Plan Summary Table.

• Existing Zoning.....	R1-35 ESL
• Proposed Zoning.....	R1-10 ESL
• Site Area.....	± 25.7 Acres
• Maximum Allowed R1-10 Density [units/acre].....	3.2
• Maximum Allowed Units .....	± 79
• Proposed Units.....	51
• Proposed Density [units/acre] .....	2.0
• Minimum Lot Size Required .....	10,000 S.F.
• Typical Lot Size [80' x 130'].....	± 10,400 S.F.
• ESL Landform.....	Lower Desert
• NAOS Required [21.8%].....	± 5.6 Acres
• NAOS Provided [22.2%] .....	± 5.7 Acres
• Additional Open Space Provided .....	± 2.4 Acres

**OPEN SPACE AMENITIES.**

The proposed development plan includes approximately 8.1 acres of total open space within the project [see summary below]. The open space provision equals approximately 31.5 % of the site. The open space components of the project include required NAOS, additional NAOS and non-NAOS areas. However, a majority of the open space is proposed as Natural Area Open Space which includes preservation of the two washes present on the site. In addition, a NAOS setback has been provided along the 94<sup>th</sup> Street frontage to minimize the appearance of a walled in neighborhood, provide traffic noise mitigation and create a more scenic streetscape. This streetscape setback was not required by the City but provided by the builder for the benefit of this new neighborhood and the surrounding communities. These open space areas will also include storm water storage and conveyance elements as well a passive recreational area / pocket park.

Open Space Summary Table [Preliminary].

Location	± Acres	% of Site
Required Natural Area Open Space	5.6	21.8 %
Additional Natural Area Open Space	0.1	0.3 %
Non-NAOS Open Space	2.4	9.3 %
Total Open Space Provided	8.1	+ 31.5 %
Total ADDITIONAL Open Space Provided		+ 45 % **

\*\* [2.5 Acres ÷ 5.6 Acres = + 44.6 %]

### **ZONE CHANGE BENEFITS & JUSTIFICATION.**

As previously stated, this site is entirely surrounded by approved and in most locations, final platted subdivisions of higher density R1-7 zoning as part of the DC Ranch master planned project. The benefits and justification for the proposed zone change include:

1. The Summers property is a small "in fill" site that logically should be developed compatibly with the surrounding development. This proposal is LESS dense than ALL surrounding projects.
2. This proposal will supercede the approved Use Permit and site plan for the church and school uses proposed on the north portion of the site. Issues related to the church and school uses such as traffic, noise, lighting, etc. will be eliminated with this single family neighborhood.
3. The City General Plan indicates this entire area as Suburban Neighborhoods at a density of up to 8 units per acre. All of the surrounding properties have been planned and approved under that designation. At 2.0 units per acre, this request is significantly less than allowed by the General Plan.
4. The proposed R1-10 zoning for the Summers property is less intense than all immediately surrounding development. From a both planning and real estate marketing standpoint, it would be impractical and unrealistic to try and develop the project as custom homes under the current R1-35 zoning when completely surrounded by R1-7 production housing on all sides.
5. The adjacent parcels did not provide any zoning transitions to boundaries shared with the Summers property. Further, R1-7 subdivisions are platted up to shared boundaries with this site with no open space buffers.
6. The applicant is providing 8.1 acres [31.5%] of community open space [including NAOS]. This is 45% more open space than is required.
7. The zone change and proposed development plan allows the NAOS to be located in community common areas not on individual lots. This NAOS concept benefits the community as well as making it easier to preserve the washes and vegetation on-site.
8. Public trail easements have been requested by City staff in two locations. Although these easements are considered open space, per ordinance requirements, they cannot be counted towards NAOS requirements.

***This zone change request is logical and complements the surrounding approved development.***

### AIRPORT NOISE MITIGATION.

As previously discussed, the Summers property is located within the AC-1 "Airport Influence Area" which requires disclosure to perspective home buyers. According to the City of Scottsdale, the AC-1 area is NOT a noise sensitive zone requiring sound mitigation. As such, special noise attenuation measures are not required. However, Monterey Homes has committed to include additional noise mitigation features in each home that further attenuates possible aviation noise.

Special noise mitigation construction techniques will be provided by the builder including:

- Larger stud framing [2" X 6" studs] on exterior walls
- Increased exterior wall insulation quality [R-19]
- Increased thickness of dual pane glass windows [3/16" minimum]
- Optional outdoor integrated sound systems and water features

The following tables represent the positive effects of the additional mitigation.

Proposed Mitigation Features / Sound Rating Summary Table.

Location of Mitigation Features on Home	Proposed Building Material / Feature	Resulting "Sound Transmission Class" Rating*
- Exterior Wall System	2"x6" studs w/ R – 19 Insulation	48
- Windows	3/16" [min.] dual pane glass	45
- Roofing	R – 38 Insulation	48

\* STC = "Sound Transmission Class" rating as established by the A.S.T.M. as measured with upgrades. Minimum STC rating required by the U.S. Air Force for 65 decibel zone is "20" for residential structures. *This property is located outside of the 65 DB noise contour.*

Decibel estimates of Monterey Home upgrades compared to the minimum construction requirements of the U.S. Air Force and the City of Scottsdale are summarized in the following table:

Decibel Comparison Table.

	Air Craft Noise Contour				Remarks
	35 DB	45 DB	55 DB	65 DB	
- U.S. Air Force	15 DB	25 DB	35 DB	45 DB	With min. construction requirements
- City of Scottsdale	2 DB	12 DB	22 DB	32 DB	With min. construction requirements
- Monterey Homes	0 DB	0 DB	10 DB	20 DB	With proposed construction upgrades

*This property is located outside of the 65 DB noise contour.*

Disclosure Notice. A draft copy of the home buyer notice regarding the airport is included in the appendix of this report.

#### **OTHER PLANNING ELEMENTS.**

Landscape Concept. The landscape character for project will be predominantly undisturbed natural vegetation included within common area tracts. All plant material used within the neighborhood will conform to the City of Scottsdale ESL ordinance. Future applications to the Development Review Board [DRB] for preliminary plat will include landscape and community architectural elements such as lighting, neighborhood signs, walls and pocket park elements. See additional information below.

Development Phasing. The project will be constructed in one phase.

Architectural Design Standards. The developer will prepare design guidelines and covenants that will dictate aesthetic development criteria for individual homes and yards within the project. A future homeowner's association will be established to maintain common areas, NAOS areas and enforce the design guidelines.

Project Walls. Per the recently updated ESL ordinance, no perimeter wall is proposed for this project. A common designed wall will be built on individual property lines for each lot. Detailed design of these walls will be provided with future Development Review Board application [See concept landscape plan].

#### **PRELIMINARY ENGINEERING COMPONENTS.**

Water, Waste Water & Storm Water Management. SKG Enterprises, Inc. prepared preliminary analysis of the engineering components for this project and has submitted those reports under separate cover.

Street Lighting. Streetlights will only be provided if required by the City's lighting ordinances to provide safety within the proposed project area.

#### **TYPICAL DEVELOPMENT STANDARDS [R1-10 SINGLE-FAMILY].**

A few minor amendments to the existing development standards are proposed to provide planning and engineering creativity and flexibility in the site plan. The minimum lot sizes and setbacks for the R1-10 single-family neighborhoods are summarized below.

##### Amended Development Standards Summary Table.

Development Standard	Ordinance Requirement	Proposed Amendment	Proposed Reduction
- Minimum Lot Size [square feet]	10,000 s.f.	<b>NO CHANGE</b>	<b>NO CHANGE</b>
- Lot Width [Minimum]	80'	<b>NO CHANGE</b>	<b>NO CHANGE</b>
- Front Yard Setback [Minimum]	30'	20'	33%
- Rear Yard Setback [Minimum]	25'	20'	20%
- Side Yard Setback [Minimum / Aggregate]	7' / 14'	<b>NO CHANGE</b>	<b>NO CHANGE</b>

Justifications for Amended Standards.

- *The primary justification for these minor amendments is to accommodate one-story homes on all lots. Without these amendments, the home builder would have to develop some housing product with a two-story component at the 24-foot height limit. One-story homes at varying heights will help preserve local views of surrounding mountains from existing neighborhoods.*
- *The plan includes approximately 8.1 acres [31.5%] of common open space including NAOS.*
- *Smaller washes [less than 50 c.f.s.] are being preserved on-site as a means to preserve the vegetation associated with the washes. These washes are NOT required to be preserved with the new update to the ESL ordinance. Further, all of the washes on-site have been cut off by the regional drainage facility just east of this property.*
- *No lot size or lot widths are proposed to be modified. Additionally, the minimum side yard setbacks will not be changed in order to maximize separation between homes on adjacent lots.*
- *These minor amendments are consistent or exceed the required setbacks of the existing, adjacent development projects surrounding this property.*
- *No additional density is achieved by the use of amended development standards.*

**NEIGHBORHOOD INVOLVEMENT PROGRAM.**

The proposed development plan for the Summers property has been reviewed by local residents, land owners and adjacent developers as a part of the required Neighborhood Involvement Program. A complete summary report of this process has been submitted under separate cover and will be updated as the project moves forward through the public hearing process. At the time of this report no significant issues or concerns have been identified as a result of this process.

**LANDSCAPE PROGRAM.**

Landscape Character Zones. The landscape concept for this project features three character zones:

1. *Natural Areas [Undisturbed]*
2. *Natural Areas [Revegetated]*
3. *Enhanced Landscape Areas*

**Natural Areas [Undisturbed].** Undisturbed natural areas are those areas of the site that have been protected during the development of the project. These undisturbed natural areas may be supplemented with additional native plants from the Indigenous Plants list below per the ESL ordinance. A majority of the project landscape areas will be undisturbed natural area.

**Natural Areas [Revegetated].** Revegetation will be introduced for those areas that have been disturbed during project construction or other areas that may have been previously disturbed prior to development. Potential areas anticipated for disturbance include the cuts and fills, drainage improvements [storage basins, wash stabilization, etc.] and utility installation. These areas will be restored using revegetation techniques described below including the following supplemental concepts:



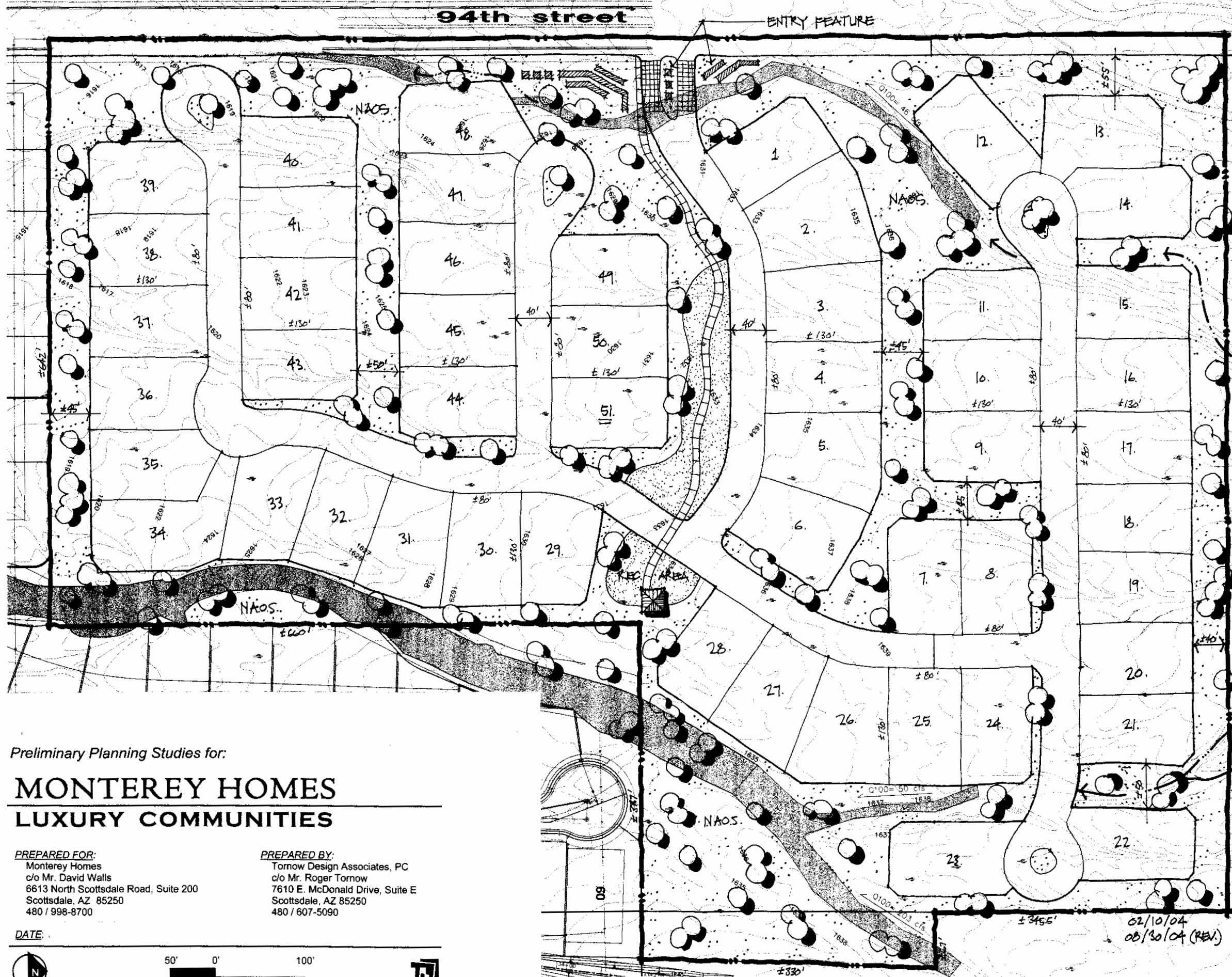
- *Cuts and Fills for Infrastructure.* Cut and fill slopes will be reconstructed to mimic natural grades adjacent to the site where practical. Varying slopes of 3:1 or less will be used where the soil supports the grades naturally. In addition, the transition areas [where cut and fill slopes tie into natural grades] will be softly rounded to blend naturally and avoid sharp edges. Slope stabilization as described below may be used to create a stable slope with a natural appearance.
- *Storm Water Management.* The predominant storm-water management component will be the use of the existing, undisturbed wash that traverses the site. Other storm-water management facilities anticipated for project may include storage basins, wash stabilization and new wash channel construction. These areas will be handled in a manner consistent with other restoration techniques previously described including naturalistic grading and side slopes, revegetation and stabilization. Storage basins shall be constructed using undulating and rounded shapes to create a naturalistic appearance.
- *Erosion Protection & Slope Stabilization.* Erosion protection and slope stabilization will be accomplished with the use of granite boulders, natural rip-rap and/or subsurface geo-textiles if deemed necessary by the project civil engineer. These techniques along with revegetation will help re-establish cut or fill areas, washes and other graded conditions within the project.

The following techniques will be used for the revegetation of disturbed areas within the project:

- *Transplanting.* Where practical, many of the materials used for revegetation will be transplanted materials that have been salvaged from on-site construction activities. This includes "boxing-up" larger materials for replanting or temporary storage as well as "bare-root" transplanting of cactus and small shrubs and ground covers.
- *Container Materials.* To supplement the salvaged materials, many of the native plants used for revegetation will be purchased from local plant nurseries. There are a wide variety of native plant species available from local growers.
- *Hydro-seeding.* In some areas of the development, a hydro-seed mix of site specific native shrubs, ground covers and grasses will be utilized to restore the ground plane and stabilize the soil. These areas may be supplemented with bare-root cactus transplants and granite boulders as available from on-site.

Note: In some locations, a combination of the three techniques described above may be used.

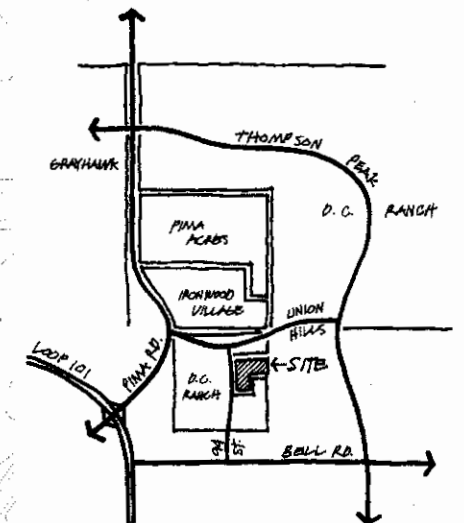
**Enhanced Landscape Areas.** Key project feature areas such as the project entrance and monument sign, pocket park/common area and individual yards [front and rear yards] will be landscaped with native and near-native vegetation to complement and highlight the particular area. The enhanced plant palette is intended to provide additional interest, color and variety to the landscape. These areas will not be considered as NAOS.



#### PLAN SUMMARY:

- Existing Zoning.....R1-35 ESL
- Proposed Zoning.....R1-10 ESL
- Site Area.....± 25.7 Acres
- Maximum R1-10 Density [un/ac].....3.2
- Maximum Allowed Units.....± 79
- Proposed Units.....51
- Proposed Density [un/ac].....2.0
- Typical Lot Size [80' x 130'].....± 10,400 S.F.
- ESL Landform.....Lower Desert
- NAOS Required [21.8%].....± 5.6 Acres
- NAOS Provided [22.2%].....± 5.7 Acres
- Additional Open Space Provided.....± 2.4 Acres
- Total Open Space Provided [31.5%].....± 8.1 Acres

#### LOCATION MAP:



Preliminary Planning Studies for:

## MONTEREY HOMES LUXURY COMMUNITIES

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DATE:



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ARIZONA  
LAND  
ADVISORS

# Monterey Homes

The information contained here is from sources deemed reliable.  
We have no reason to doubt its accuracy, but do not guarantee  
it. It is the responsibility of the person reviewing this information  
to independently verify it.



Scale:  
1" = .25 mi

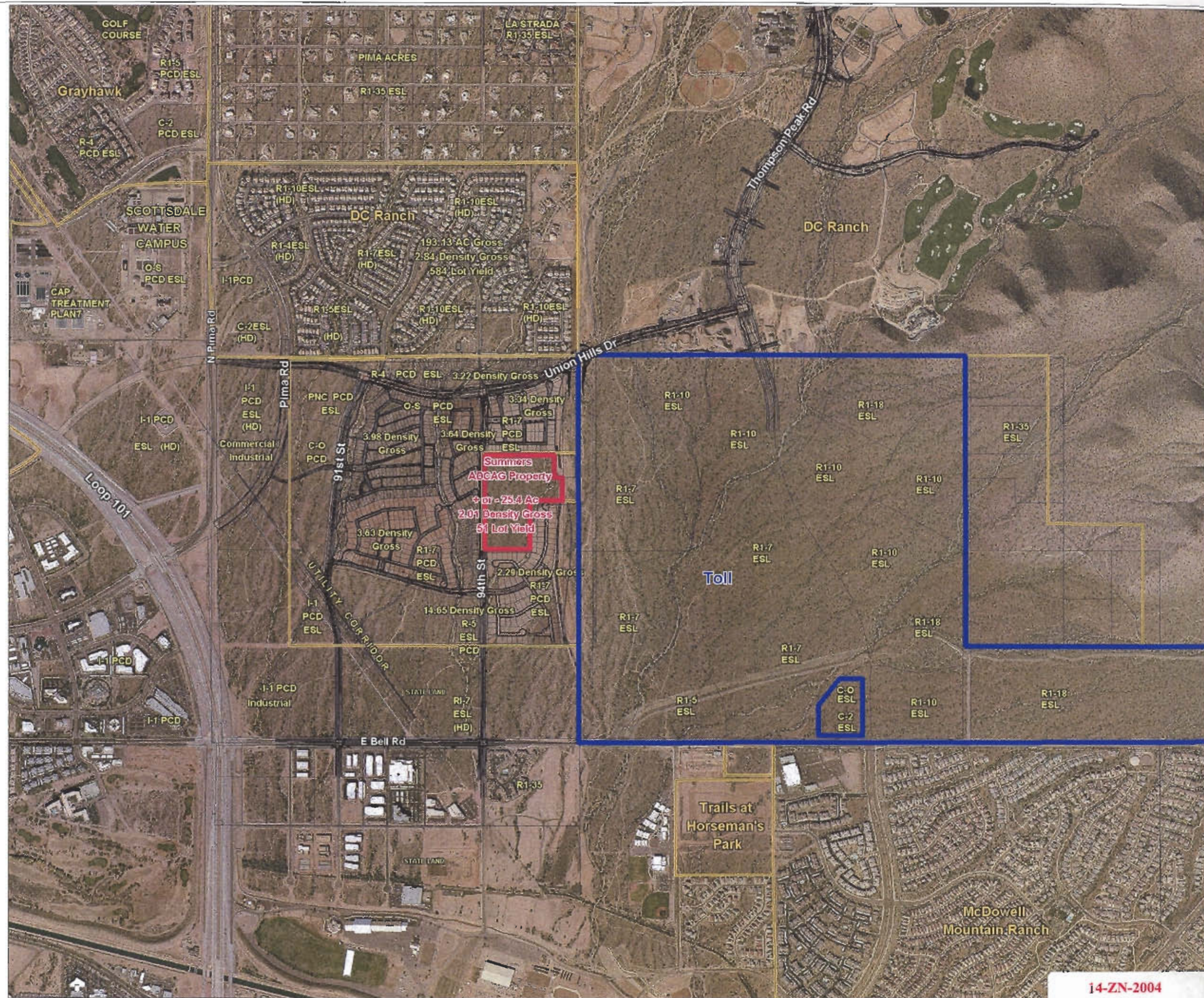


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